

Chapter 16.06 (A-20) AGRICULTURAL ZONE.

Section 16.06.08 Setback Requirements.

(1) Front Setback. Each structure in the (A-20) Agricultural Zone shall have a front yard of not less than thirty (30) feet from the edge of the road right-of-way or sixty (60) feet from the center of the road, whichever is greater. If the property is located along a State or Federal Highway, the setbacks shall be one hundred fifty (150) feet from the edge of the right-of-way.

(a) Accessory buildings or other structures that will house animals shall have front setbacks of one hundred (100) feet from the road right-of-way, providing however, all such structures shall also be set back from any existing residential structure, at least one hundred (100) feet. Along a federal or state highway accessory structures must be located behind the main structure.

(b) Major County Collector Roads. For buildings abutting a county street that is designated as a major collector road in the Wasatch County Master Transportation Plan, the setback shall be eighty-five (85) feet from the center line of any street, or fifty feet (50) from the right of way, whichever is greater.

(2) Side Setbacks. All structures not intended to house animals shall be set back from the side property line a minimum of ten (10) feet. The sum of the two side setbacks shall be at least twenty four (24) feet. Buildings that will house animals shall have a side setback of not less than fifty (50) feet and at least one hundred (100) feet from any dwelling on or off-site.

(3) Side Setbacks for Corner Lots. Side setbacks for corner lots shall be the same as the front setback.

(4) Rear Setbacks. All structures not intended to house animals shall be set back from the rear property line a minimum of thirty (30) feet. Buildings that will house animals shall have a rear setback of not less than fifty (50) feet and at least one hundred (100) feet from any dwelling on or off-site.

(5) Railroad Setbacks. The setback of all residential dwellings shall be a minimum of seventy-five (75) feet from the railroad right-of-way.